

ORANGE COUNTY PLANNING COMMISSION AGENDA  
SEPTEMBER 28, 2004 AT 1:30 P.M.  
10 CIVIC CENTER PLAZA  
SANTA ANA, CA

CHAIRMAN  
RICK GOACHER  
THIRD DISTRICT

EARL WOODEN  
FIRST DISTRICT

SHIRLEY COMMONS LONG  
SECOND DISTRICT

DAVID ZENGER  
FOURTH DISTRICT

BARBARA MERRIMAN  
FIFTH DISTRICT

THE ORANGE COUNTY PLANNING COMMISSION WELCOMES YOU TO THIS MEETING. THIS AGENDA CONTAINS A BRIEF GENERAL DESCRIPTION ON EACH ITEM TO BE CONSIDERED. THE ORANGE COUNTY PLANNING COMMISSION ENCOURAGES YOUR PARTICIPATION.

THOSE PERSONS ADDRESSING THE COMMISSION ARE REQUESTED TO GIVE THEIR NAME AND ADDRESS FOR THE RECORD.

EXCEPT AS OTHERWISE PROVIDED BY LAW, NO ACTION SHALL BE TAKEN ON ANY ITEM NOT APPEARING IN THE FOLLOWING AGENDA. HOWEVER, ITEMS MAY BE TAKEN UP IN A DIFFERENT SEQUENCE.

WRITTEN MATERIALS MUST BE RECEIVED 24 HOURS IN ADVANCE TO ENSURE CONSIDERATION BY THE COMMISSION.

A LIMITED NUMBER OF STAFF REPORTS ARE AVAILABLE AT THE COMMISSION MEETINGS.

AT THE CONCLUSION OF THE MEETING ON ITEMS LISTED ON THIS AGENDA, MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

ANY MEMBER OF THE PUBLIC MAY ASK THE COMMISSION TO BE HEARD ON THE FOLLOWING ITEMS, AS THOSE ITEMS ARE CALLED.

COMMENTS SHALL BE LIMITED TO THREE (3) MINUTES PER PERSON AND TWENTY (20) MINUTES FOR ALL COMMENTS, UNLESS DIFFERENT TIME LIMITS ARE SET BY THE CHAIRMAN SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION.

PLEDGE OF ALLEGIANCE

ROLL CALL:

ITEMS SET FOR 1:30 P.M.: (3)

Minutes of Meetings for Correction/Approval.

August 10, 2004

**ITEM 1.: CONSENT CALENDAR – PROPOSES TO ADOPT THE PLANNING COMMISSION SCHEDULE OF MEETING FROM SEPTEMBER THROUGH DECEMBER 2004 INCLUDING OCTOBER 6 AND OCTOBER 14, 2004 AND JANUARY 2005 THROUGH DECEMBER 2005. (Seraballs)**

**ITEM 2.: PUBLIC HEARING – PLANNING APPLICATION NO. PA04-0015 FOR COASTAL DEVELOPMENT PERMIT, CEQA (NEGATIVE DECLARATION NO. PA040015), OF JAMES J. CAFALIA – DISTRICT 2.**

Located in Sunset Beach. Proposes the demolition of an existing single-family dwelling and construction of a new three-story two-family (duplex) dwelling. Recommended Action: a. Receive staff report and public testimony as appropriate; b. Conditionally approve Planning Application No. PA04-0015. Continued from July 13, 2004. (Melton)

**ITEM 3.: PUBLIC HEARING -- “THE RANCH PLAN” PLANNING APPLICATION PA01-0114, INCLUDING ZONE CHANGE ZC01-02 AND GENERAL PLAN AMENDMENT GPA01-10 AND RELATED DEVELOPMENT AGREEMENT AND WILLIAMSON ACT AGRICULTURAL PRESERVE CANCELLATION. DEIR 589 HAS BEEN PREPARED IN ACCORDANCE WITH CEQA TO ADDRESS THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT– DISTRICT 5.** Rancho Mission Viejo is requesting approval of plans and programs for the conservation and development of the remaining 22,815 acres of Rancho Mission Viejo. Planning Application PA01-0114 proposes amendments to the County General Plan and a Zone Change establishing zoning regulations for the development of residential and non-residential communities covering approximately 7,694 acres (up to 14,000 dwelling units) and the preservation of approximately 15,121 acres of open space over a projected build-out of thirty years. The amendments to the County General Plan would affect the Land Use, Resources, Recreation and Transportation Elements. A Williamson Act Agricultural Preserve Cancellation and a

Development Agreement are also proposed. Recommended Actions: a.) Receive staff report and public testimony as appropriate; b.) Continue hearing to October 6, 2004 (Speegle/Neely).

Reports from Resource and Development Management Department.

- A. Reports on recent actions of the Board of Supervisors.
- B. Major decisions and proposals of the Resources and Development Management Department.
- C. Meetings and conferences of interest to the Commission.
- D. Previous Commission or Commissioner requests.
- E. Litigation.
- F. Planning Commission requests for future Resources and Development Management Department reports.

At this time members of the public may address the Planning Commission regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.